176.0	0004	0016.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	616,500 / 616,500
					USE VALUE:	616,500 / 616,500
					ASSESSED:	616,500 / 616,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		SELKIRK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADOCHIA JOHN L--ETAL
Owner 2:	RADOCHIA THERESA A
Owner 3:	
Street 1:	18 SELKIRK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,952 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	80	WORK OFF
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5952.000	197,100	400	419,000	616,500
Total Card	0.137	197,100	400	419,000	616,500
Total Parcel	0.137	197,100	400	419,000	616,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 535.16 | /Parcel: 535.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118269
GIS Ref	
GIS Ref	
Insp Date	10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0004-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	197,100	400	5,952.	419,000	616,500	616,500	Year End Roll	12/18/2019
2019	101	FV	181,800	400	5,952.	413,000	595,200	595,200	Year End Roll	1/3/2019
2018	101	FV	181,800	400	5,952.	317,200	499,400	499,400	Year End Roll	12/20/2017
2017	101	FV	181,800	400	5,952.	299,300	481,500	481,500	Year End Roll	1/3/2017
2016	101	FV	181,800	400	5,952.	275,300	457,500	457,500	Year End	1/4/2016
2015	101	FV	170,900	400	5,952.	257,400	428,700	428,700	Year End Roll	12/11/2014
2014	101	FV	170,900	400	5,952.	237,000	408,300	408,300	Year End Roll	12/16/2013
2013	101	FV	170,900	400	5,952.	237,000	408,300	408,300		12/13/2012

!13749!

PRINT

Date	Time
12/11/20	03:39:48

LAST REV

Date	Time
12/02/20	10:56:56
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13749

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	770-145		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	118269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	520	Dormers	170,900	O				
10/17/2018	1537	Alterati	77,185	C				demo & rebuild sto

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	345	PATRIOT
11/2/2000	Hearing Chag	189	PATRIOT
2/10/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5952		Sq. Ft.	Site		0	70.	1.01	6									418,994						419,000	

Total AC/HA: 0.13664 | Total SF/SM: 5952 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 418,994 | Spl Credit | Total: 419,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	140.894
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	285647
Depreciation:	88551
Depreciated Total:	197097

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

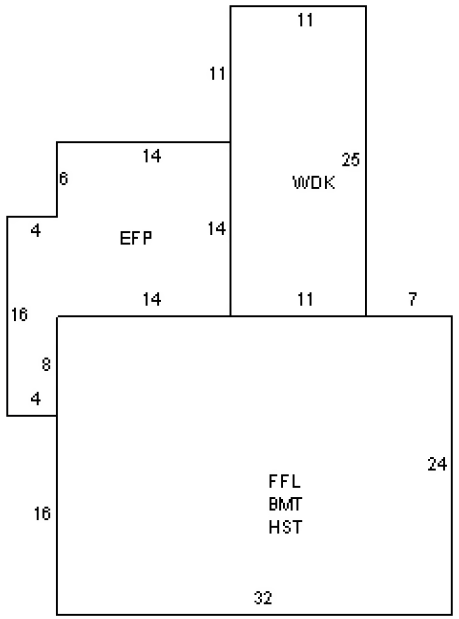
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.89
Special Features:	0	Val/Su Net:	80.29
Final Total:	197100	Val/Su SzAd	171.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.270	32,462
FFL	First Floor	768	140.890	108,206
HST	Half Story	384	140.890	54,103
WDK	Deck	275	9.580	2,634
EFP	Enclos Porch	260	37.470	9,742

Net Sketched Area:	2,455			Total:	207,147
Size Ad	1152	Gross Are	2839	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

176.0-0004-0016.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X14	A	AV	1965	5.23	T	40.8	101			400			400
2	Frame Shed	D	Y	1	6X8	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400